069.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	546,100 / 546,100
					USE VALUE:	546,100 / 546,100
					ASSESSED:	546,100 / 546,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
225		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORMAN JANA		
Owner 2:			
Owner 3:			
Street 1:	225 MYSTIC ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HARRISON GREGORY M&KATHERINE E -
Owner 2:	-
Street 1:	225 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,819 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 1064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4819.000	189,900	500	355,700	546,100
Total Card	0.111	189,900	500	355,700	546,100
Total Parcel	0.111	189,900	500	355,700	546,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.25 | /Parcel: 513.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 44231

GIS Ref

GIS Ref

Insp Date 06/11/09

!5940!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	190,000	500	4,819.	355,700	546,200	546,200	Year End Roll	12/18/2019
2019	101	FV	171,900	500	4,819.	330,300	502,700	502,700	Year End Roll	1/3/2019
2018	101	FV	171,900	500	4,819.	330,300	502,700	502,700	Year End Roll	12/20/2017
2017	101	FV	171,900	500	4,819.	289,600	462,000	462,000	Year End Roll	1/3/2017
2016	101	FV	171,900	500	4,819.	264,200	436,600	436,600	Year End	1/4/2016
2015	101	FV	162,100	500	4,819.	233,700	396,300	396,300	Year End Roll	12/11/2014
2014	101	FV	162,100	500	4,819.	221,000	383,600	383,600	Year End Roll	12/16/2013
2013	101	FV	162,100	500	4,819.	210,400	373,000	373,000		12/13/2012

PRINT

Date	Time
12/10/20	20:45:47

LAST REV

Date	Time
09/17/19	11:24:34

mmcmakin

5940

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON GREGOR	73178-389	1	8/27/2019		610,000	No	No		
COONEY SARA B/G	59154-272		5/24/2012		382,500	No	No		
LEARY PETER M/R	49347-335		4/26/2007		367,000	No	No		
BRETON PETER R	32930-114		5/25/2001		280,000	No	No		
SLOAN MICHAEL J	27473-407		7/11/1997		183,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1348	Manual	3,200	C				
9/9/1993	436		2,500					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2013	Info Fm Prmt	EMK	Ellen K
8/24/2012	MLS	EMK	Ellen K
6/11/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
7/29/2007	MLS	HC	Helen Chinal
10/29/2001	MLS	MM	Mary M
11/5/1999	Inspected	267	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4819		Sq. Ft.	Site		0	70.	1.05	12			Med. Tr	-10					355,679						355,700	

Total AC/HA:	0.11063	Total SF/SM:	4819	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 355,679	Spl Credit		Total: 355,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275281
Depreciation:	85337
Depreciated Total:	189944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

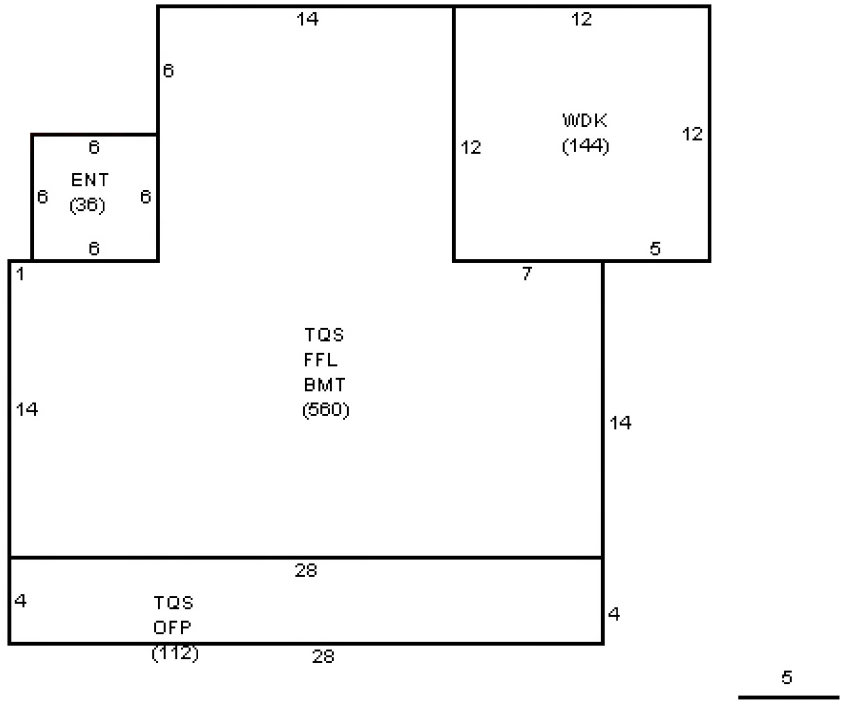
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	99.11
Final Total:	189900	Val/Su SzAd	178.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	560	52.120	29,186
FFL	First Floor	560	173.730	97,287
TQS	3/4 Story	504	173.730	87,559
WDK	Deck	144	12.810	1,845
OFP	Open Porch	112	30.920	3,463
ENT	ENTRY	36	26.130	941

Net Sketched Area:	1,916			Total:	220,281
Size Ad	1064	Gross Are	2084	FinArea	1064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x6	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	12x10	A	AV	1985	5.38	T	27.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc